

For Sale by Private Treaty

LANIB DOYLES

Blackglan Road, Sandyford

Prime Residential Development Opportunity

Potential for 14 Houses (S.P.P.)

Approx. 0.97 acres (0.394 hectares)



A PRIME RESIDENTIAL LOCATION



LOCATION

The subject property is in Sandyford, approximately 10km south of Dublin City Centre. The site benefits from excellent profile at the junction of Blackglen Road and Woodside Road, approximately 1km south of the M50 Motorway, Dublin's primary arterial routeway providing convenient connectivity from Dublin's suburbs to Dublin City Centre.

Sandyford is a well-established, mature, south Dublin suburb benefitting from a wide range of amenities including Dunnes Stores, Supervalu, Aldi and a number of pubs, schools and restaurants. In addition, there is a small retail parade to the immediate east of the site which includes a convenience store, butcher, veterinary clinic and community centre.

Furthermore, Dundrum Town Centre, one of Ireland's largest Shopping Centres, is located 3km north of the property via the M50 while Sandyford Business Park and South County Business Park are within 10 minutes driving distance.

While the site has all the benefits of an urban location, it also enjoys the advantages of a rural setting with the Dublin and Wicklow mountains on its doorstep. Marlay Park, Ticknock Forest, Stackstown Golf Course, Ballinascorey Golf Course and the Explorium National Sport and Science Centre.

The area is well served by public transport with a number of bus services stopping along the Blackglen Road including the 114 and 44b providing convenient access to Dublin City Centre and neighbouring suburbs. In addition, the Glencairn Green Line Luas Stop is situated just 2.3km to the east of the site.



PROPERTY DESCRIPTION

The subject site is situated on approx. 0.97 acres (0.394 hectares) and comprises the former Lamb Doyle's pub and adjoining car park.



The subject site is a well-known landmark with the former Lamb Doyle's pub marking a pivotal location at the junction of Blackglen Road and Woodside Road. There is extensive frontage to Blackglen Road (approx. 63.3m) and Woodside Road (approx. 101m).



The existing building is 820 sq. m. (8,826 sq. ft.) with the remainder of the site comprising a disused car park.



Situated at the bottom of the Dublin mountains, the site slopes downwards to the north providing rare, panoramic views over Dublin City.



Considering the more rural character of the neighbouring lands to the south (high amenity and rural amenity / agriculture), the proposed development aims to appropriately respond to the transitional and urban edge identity.



This is reinforced by the recent completion of two new detached houses (Ref. no. D11A/0362 & D11A/0352) to the northeastern boundary which ODDA (O'Donoghue & Associates Architects) have considered in its approach to the proposed scheme.



Access to the site has significantly improved with the recent completion of the Blackglen / Harold's Grange Road Improvement Scheme. These works have alleviated a prior lack of connectivity to the site which was highlighted as an issue in previous planning applications.



The upgrade works included a widening of Blackglen Road in conjunction with the addition of a network of cycling and pedestrian paths. This essential accessibility links the proposed scheme to the nearest neighbourhood centres and wider context.



There is currently two vehicular access points to the site, one off Blackglen Road and one to the south off Woodside Road.

ZONING

The subject site is zoned Objective A “Residential” under the Dun Laoghaire Rathdown Development Plan 2022 – 2028.

The objectives under this zoning are to “protect and/or improve residential amenities”. Uses permitted in principle under this zoning include Residential, Residential Institution, Assisted Living Accommodation and Public Services. Uses open for consideration include Guest House, Health Centre and Petrol Station among a number of other uses.

USES PERMITTED IN PRINCIPLE



Residential



**Assisted
Living**



**Public
Services**





PLANNING / POTENTIAL SCHEME

The Vendor has submitted a planning application for 14 houses (Ref. No. D24A/0226).
The houses comprise a mix of 5 x 3 bedroom and 9 x 4 bed houses, ranging from 122 sq. m. (1,313 sq. ft.) to 186.4 sq. m. (2,006 sq. ft.).

ACCOMMODATION SCHEDULE

Unit Breakdown

Unit No.	Unit Type	Storey	Bed	GIA (sq. m.)	GIA (sq. ft.)
Unit 1	Type A	Three	4 Bed	165.3	1,779
Unit 2	Type B	Three	3 Bed	165.3	1,779
Unit 3	Type A	Three	4 Bed	165.3	1,779
Unit 4	Type B	Three	3 Bed	165.3	1,779
Unit 5	Type B	Three	3 Bed	165.3	1,779
Unit 6	Type D	Three	3 Bed	122.0	1,313
Unit 7	Type B	Three	3 Bed	165.3	1,779
Unit 8	Type A	Three	4 Bed	165.3	1,779
Unit 9	Type A	Three	4 Bed	165.3	1,779
Unit 10	Type A	Three	4 Bed	165.3	1,779
Unit 11	Type C2	Three	4 Bed	186.4	2,006
Unit 12	Type C	Three	4 Bed	186.4	2,006
Unit 13	Type C	Three	4 Bed	186.4	2,006
Unit 14	Type C	Three	4 Bed	186.4	2,006

SITE LAYOUT

A combination of 10 semi-detached and terraced houses are located along the northern boundary of the site fronting Blackglen Road while 4 semi-detached houses are located to the rear of the site. Access will be provided via Woodside Road.



14 houses



5 x 3 bed houses



9 x 4 bed houses



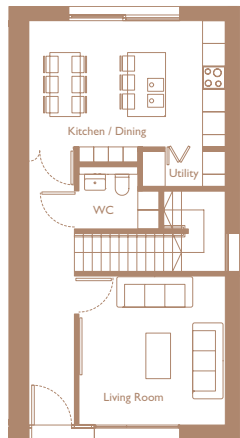
from 122 sq. m.
to 186.4 sq. m.



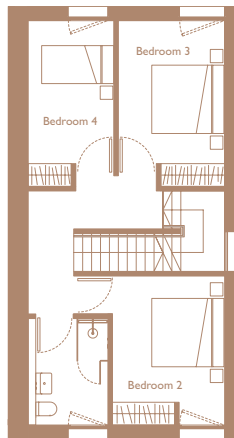
FLOOR PLANS



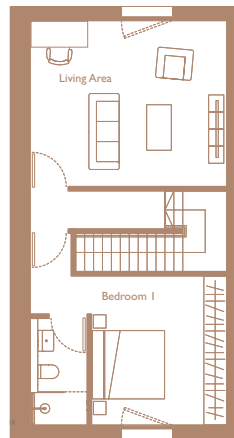
TYPE A



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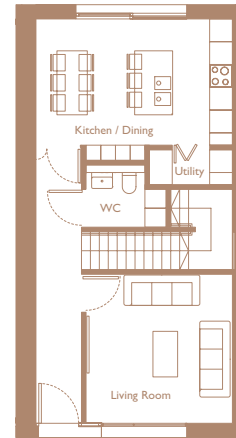


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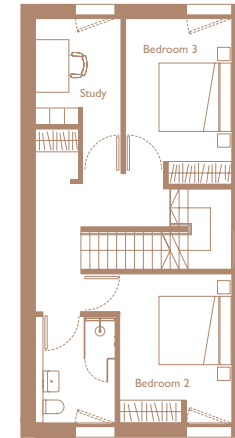


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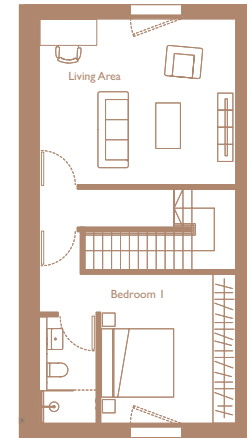
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GROUND FLOOR



FIRST FLOOR



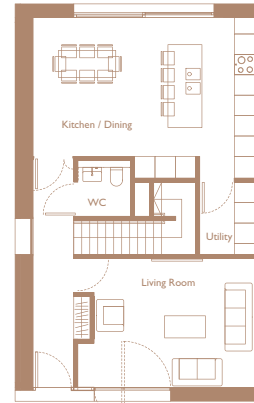
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FLOOR PLANS

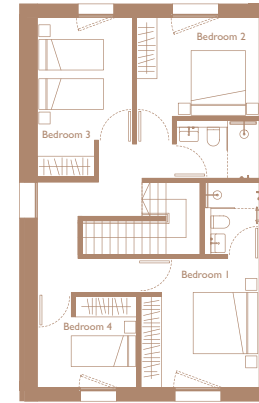


Not to scale. For illustrative purposes only.

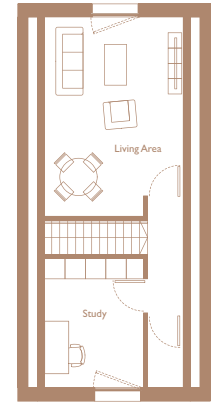
TYPE C



GROUND FLOOR

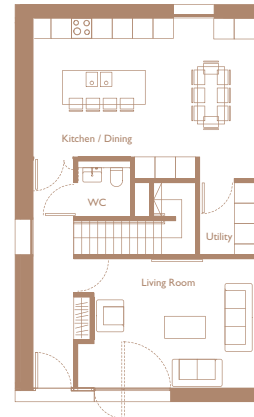


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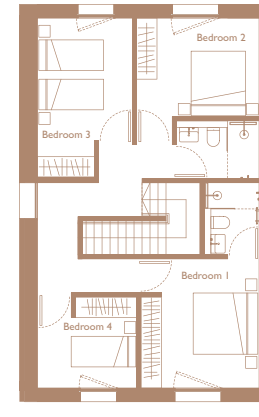


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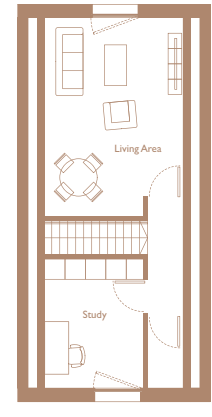
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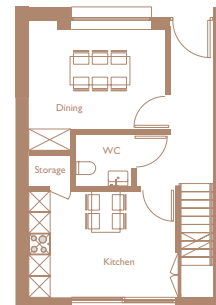


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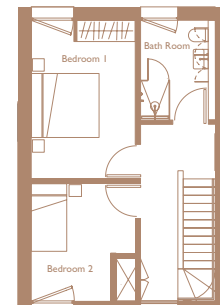


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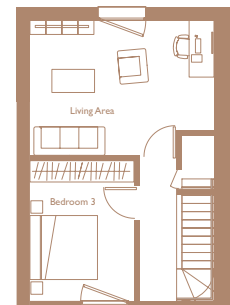
TYPE D



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

LAMB DOYLES

Blackglen Road, Sandyford

FURTHER INFORMATION

Building Energy Rating

BER Number: 800324733



Method of Sale

The subject site is being offered for sale by Private Treaty.

Title

It is understood that the property is held in freehold or equivalent. Full vacant possession will be provided.

Services

Interested parties are advised to satisfy themselves on the availability and adequacy of all services.

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